

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT
WITH THE CITY OF BOSTON FOR THE CENTRAL BUSINESS
DISTRICT/BEDFORD-WEST URBAN RENEWAL PROJECT

WHEREAS, the Boston Redevelopment Authority is applying for financial assistance under Title I of the Housing Act of 1949, as amended, to carry out the Central Business District/Bedford-West Urban Renewal Project (hereinafter referred to as the "Project"); and

WHEREAS, it is recognized that the Federal Contract for Loan and Grant pursuant to said Title I will require the provision of local grants-in-aid (as defined in Section 110(d) of said Title I) to the Project in an amount equal to at least one-third of the net cost of the Project; and

WHEREAS, the Urban Renewal Plan for the Project will require the provisions of streets and other site improvements to aid in carrying out the Project, and will require certain other local actions to be taken in connection therewith; and

WHEREAS, the City of Boston must agree to provide such local grants-in-aid and to take such actions as may be necessary or desirable on its part to assist in carrying out the Project, all of which are encompassed in a proposed Cooperation Agreement with the City, which has been presented to this meeting, and is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, it is hereby RESOLVED;

That the proposed Cooperation Agreement is in all respects approved, and the Director is hereby authorized and directed to execute on behalf of the Authority a Cooperation Agreement substantially in the form of the one presented to this meeting.

COOPERATION AGREEMENT

between

CITY OF BOSTON

and

BOSTON REDEVELOPMENT AUTHORITY

for

CENTRAL BUSINESS DISTRICT/BEDFORD-WEST URBAN RENEWAL PROJECT

THIS AGREEMENT made this day of , , by and between the CITY OF BOSTON, herein called the City, a municipal corporation of the Commonwealth of Massachusetts, and the BOSTON REDEVELOPMENT AUTHORITY, herein called the Authority, a public body politic and corporate duly existing under Chapter 121B of the General Laws of Massachusetts

WITNESSETH THAT:

WHEREAS the Authority has adopted an Urban Renewal Plan (hereinafter referred to as the "Plan") for the CBD Bedford-West Urban Renewal Project (hereinafter referred to as the "Project"), in the City of Boston, and said Plan has been approved by the Mayor and the City Council of the City of Boston; and

WHEREAS the Plan provides for the acquisition, demolition and removal or rehabilitation of structures in the area covered by said Project (hereinafter called the "Project Area"), the installation of site improvements and public facilities, and the disposition of land in the Project Area for uses in accordance with the Plan; and

WHEREAS to carry out and complete the Project, the Authority will need financial assistance from the United States of America under Title I of the federal Housing Act of 1949 (as amended), hereinafter called "Title I", and also local grants-in-aid; and

WHEREAS under Title I such local grants-in-aid may consist of, among other things, cash grants; donations, at cash value, of certain real property (exclusive of land in streets, alleys, and other public rights-of-way which may be vacated in connection with the Project) in the Project Area; certain demolition, removal, or other work or improvements in the Project Area at the cost thereof; and the provision, at their cost, of public buildings or other public facilities which are necessary for carrying out the urban renewal objectives of the Project in accordance with the Plan; and

WHEREAS the Authority has applied under Title I for financial assistance from the United States of America in the form of a loan and grant;

NOW, THEREFORE, in consideration of the benefits to accrue to the City from the carrying out of the Project and of the mutual covenants herein contained and for other good and valuable consideration, the City and the Authority do hereby covenant and agree as follows:

(1) To help defray the cost of the Project, the Authority will comply with all conditions, statutory or otherwise necessary to obtain a capital grant from the United States under Title I in the maximum amount allowed by law.

(2) The authority will undertake the Project in accordance with the Plan and as funds are made available will commence and carry out each successive phase of the Project as expeditiously as possible.

(3) The City will make such local grants-in-aid to the Authority in a total amount which, when added to the local grants-in-aid provided to this Project on account of undertakings by any other entity and the local grants-in-aid assigned by the Authority to this Project from other projects of the Authority, will equal one-third of the actual net project cost of this Project as finally determined and approved by the Department of Housing and Urban Development in accordance with Title I and in accordance with a loan and grant contract to be entered into between the Authority and the United States of America, which one-third is currently estimated at \$2,000,000.

(4) A. If, during the course of the Project, any revised estimate of net project cost determined in accordance with Title I and approved by the Department of Housing and Urban Development is higher than the current or an intermediate estimate, the City will, upon demand by the Authority, pay to the Authority such sums of money as will, when added to all other local grants-in-aid made or to be made with respect to the Project, total one third of such revised estimate of net project cost.

B. Upon completion of the Project by the Authority and the final determination in accordance with Title I and approved by the Department of Housing and Urban Development aforesaid of the actual net project cost thereof, the City will make to the Authority such additional cash payment, if any, as may be necessary to bring the total grants-in-aid for the Project up to an amount equal to one third of said actual net project cost as so finally determined and approved. If, upon such completion and final determination and approval, the local grants-in-aid heretofore made with respect to the Project shall total an amount in excess of one third of said actual net project cost as so finally determined and approved, such portion of the excess as was paid in cash shall be refunded, without interest, by the Authority to the City.

(5) The City, acting by its Mayor, will recommend to the proper board or officer the vacating of such streets, alleys, and other public rights-of-way within the Project Area as may be necessary in carrying out the Plan, and the laying out as public streets or ways of all streets and ways, with their adjacent sidewalks, within the Project Area in accordance with the Plan; and the Authority agrees not to sue the City for any damages for any such vacating or laying out; and the Authority further agrees to reimburse the City for any such damages recovered by others under Chapter 79 of the General Laws of Massachusetts, as amended, or any other provision of law for such vacating or laying out.

(6) The City, acting by its Mayor, will recommend to the proper boards or officers such action as may be necessary to waive, change, or modify, to the extent necessary or desirable to permit carrying out the Project, the statutes, ordinances, rules and regulations regulating land use in Boston and prescribing health, sanitation and safety standards for buildings in Boston.

(7) The Authority recognizes that the City, in accordance with Section 16 of Chapter 121B of the General Laws of Massachusetts, may require payments in lieu of taxes, betterments and special assessments on all property held by the Authority as part of the Project. The City hereby agrees that if such payments are required pursuant to said Section 16 they shall not be required in excess of the amount of such payments eligible as project costs under the applicable regulations of the Department of Housing and Urban Development in effect from time to time, and further agrees that any such payments required will be based on assessments in the tax year during which the property is acquired by the Authority.

(8) The City shall continue to maintain the "workable program" heretofore adopted by it, and shall cooperate with the Authority by such other lawful actions and in such other lawful ways as may be necessary in connection with the undertaking and carrying out of the Project in all its phases.

(9) The City will take steps appropriate to assure that no member of its governing body and no other City official who exercises any functions or responsibilities in the review or approval of the Project shall, prior to the completion of the Project, voluntarily acquire any personal interest, direct or indirect, in any property included in the Project Area, or in any contract or proposed contract in connection with the carrying out of the Project.

(10) It is further understood that the parties recognize that Title VI of the Civil Rights Act of 1964 and the regulations and policies of the Department of Housing and Urban Development effecting the Title prohibit discrimination on the ground of race, color, sex, religion or national origin in the policies, practices and uses of the public facilities proposed for credit to the locality's share of the cost of an urban renewal project receiving financial assistance from the United States. The City of Boston covenants that the public facilities herein proposed as local grants-in-aid will be available to and serve all persons without regard to race, color, sex, religion or national origin. Without being by way of limitation, it is the intention of the parties that this anti-discrimination agreement shall accrue to the benefit of the United States and the Secretary of the Department of Housing and Urban Development.

IN WITNESS WHEREOF the City of Boston and the Boston Redevelopment Authority have respectively caused this Agreement to be duly executed as of the day and year first above written.

CITY OF BOSTON

ATTEST:

City Clerk

By _____

Mayor

ATTEST:

BOSTON REDEVELOPMENT AUTHORITY

By _____
Director

Approved as to form:

Approved as to form:

Corporation Counsel

General Counsel